113.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,000 / 679,000
					USE VALUE:	679,000 / 679,000
					ASSESSED:	679,000 / 679,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SVENCIONIS GIEDRIUS &
Owner 2:	PETKEVICIUTE ASTA
Owner 3:	
Street 1:	126 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIGHE RICHARD L -
Owner 2:	MALY DAWN M -
Street 1:	126 SUNSET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 1436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3955.000	301,900		377,100	679,000
Total Card	0.091	301,900		377,100	679,000
Total Parcel	0.091	301,900		377,100	679,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.84 /Parcel: 472.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72441

GIS Ref

GIS Ref

Insp Date 11/12/18

!8799!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,900	0	3,955.	377,100	679,000		Year end	12/23/2021
2021	101	FV	293,300	0	3,955.	377,100	670,400		Year End Roll	12/10/2020
2020	101	FV	293,400	0	3,955.	377,100	670,500	670,500	Year End Roll	12/18/2019
2019	101	FV	257,700	0	3,955.	371,700	629,400	629,400	Year End Roll	1/3/2019
2018	101	FV	257,700	0	3,955.	285,500	543,200	543,200	Year End Roll	12/20/2017
2017	101	FV	257,700	0	3,955.	269,300	527,000	527,000	Year End Roll	1/3/2017
2016	101	FV	257,700	0	3,955.	247,800	505,500	505,500	Year End	1/4/2016
2015	101	FV	244,400	0	3,955.	231,600	476,000	476,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:56:52

LAST REV

Date	Time
09/04/19	09:41:22
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8799

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIGHE RICHARD L	63432-274		3/31/2014	Change>Sale	445,000	No	No		
TIGHE RICHARD L	33674-368		9/20/2001	Family	1	No	No		
TIGHE ELEANOR	26974-382		1/9/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	72441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2018	184	Solar Pa	20,000					
6/18/2014	686	Heat App	9,500					
4/30/2014	404	Renovate	31,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	HS	Hanne S
6/12/2014	Info Fm Prmt	PC	PHIL C
3/4/2009	Measured	189	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3955		Sq. Ft.	Site		0	70.	1.36	6									377,056						377,100	

Total AC/HA:	0.09079	Total SF/SM:	3955	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 377,056	Spl Credit	Total: 377,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	173.384
Other Features:	88265
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370848
Depreciation:	68978
Depreciated Total:	301870

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

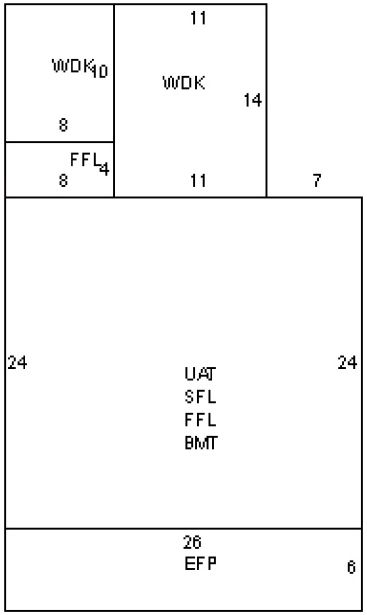
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.38
Special Features:	0	Val/Su Net:	123.22
Final Total:	301900	Val/Su SzAd	235.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	173.380	113,740
BMT	Basement	624	52.020	32,457
SFL	Second Floor	624	173.380	108,191
WDK	Deck	234	10.150	2,375
EFP	Enclos Porch	156	44.140	6,886
UAT	Upper Attic	156	121.370	18,933

Net Sketched Area:	2,450			Total:	282,582
Size Ad	1280	Gross Area	2918	FinArea	1436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	FR	1975	0.00	T	44	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc